



PETTENGELLS
ESTATE AGENTS

Flat 3 Queens Court, Cutler Close, New Milton, Hampshire, BH25 5DB
Asking Price £225,000

Flat 3 Queens Court, Cutler Close, New Milton, Hampshire, BH25 5DB

- Incredible bright and airy first floor apartment
- Three bedrooms
- Well appointed fitted kitchen
- Modern bathroom
- Spacious living/dining room
- Gas fired central heating and double glazed
- Non estate location
- Large communal gardens/grounds and parking area
- Close to local shops and amenities
- Chain free





AN EXTREMELY WELL PRESENTED AND SPACIOUS THREE BEDROOM FIRST FLOOR APARTMENT OFFERED CHAIN FREE.

Accommodation: Communal front door opens into hallway accessing only four apartments with stairs to the first floor with front door to flat 3. This then opens into a spacious entrance hall with cupboard housing combination boiler with further storage cupboard housing meters. There are three spacious bedrooms and a main bathroom with modern suites with bath and shower over. The impressive living room is open plan into the well appointed kitchen with built in gas hob, electric oven and extractor with fitted washing machine, fridge/freezer and freestanding slimline dishwasher.

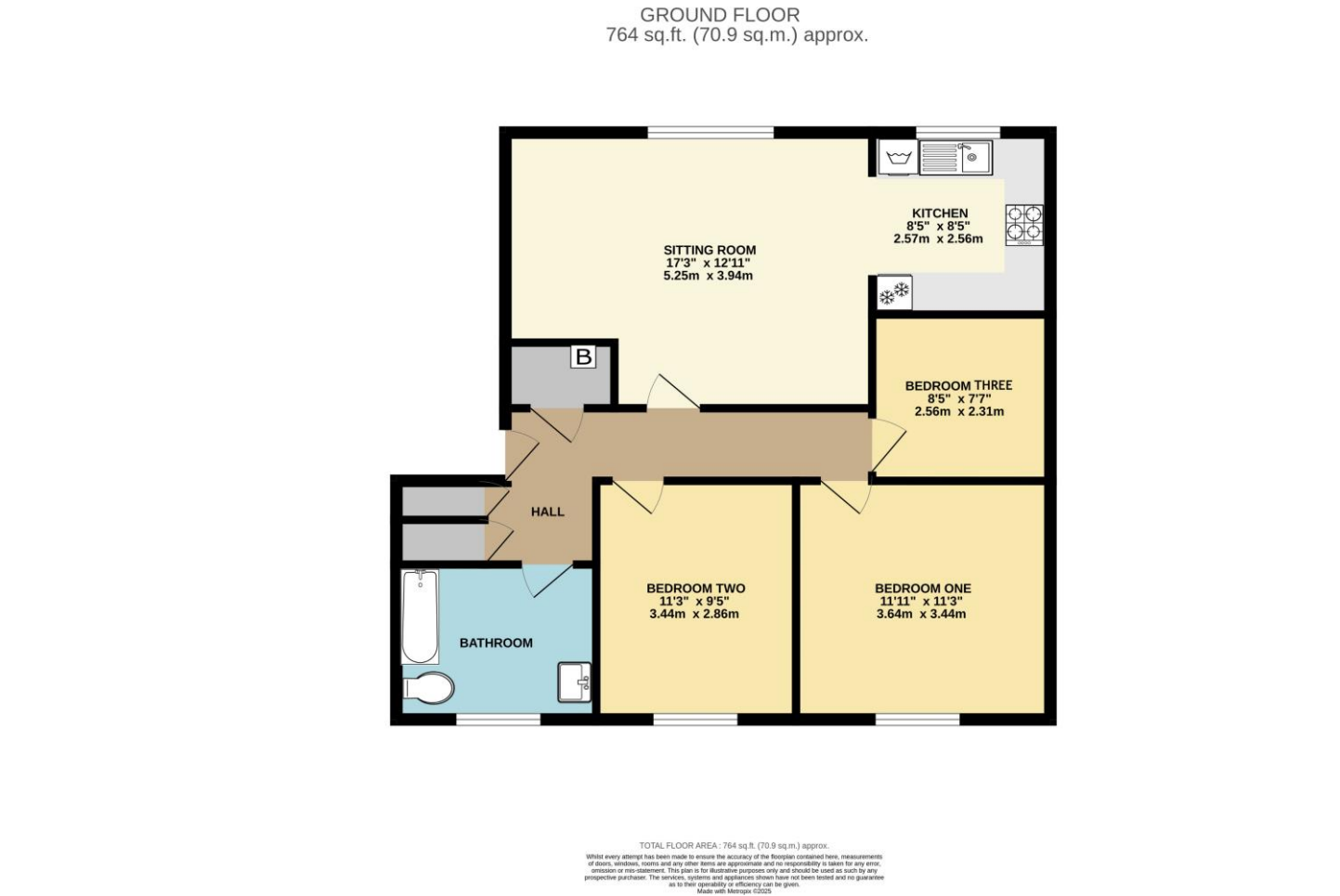
Outside: There are well cared for communal gardens to the front and rear with generous parking area for Queens Court residents.

EPC: C, Council tax band: B, Tenure: Leasehold 189 years from March 1975, 138 years remaining. Maintenance: £1704.34 Per annum

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

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VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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